

Town of Harpswell  
Planning Board Minutes  
May 16, 2012  
Approved June 20, 2012

**Members Present**

John Papacosma, Chair  
David I Chipman  
Burr Taylor  
Debora Levensailor  
Aaron Fuchs, Associate Member

**Members Absent**

Paul Standridge

**Staff Present**

Carolyn Tukey, Town Planner  
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting, being duly advertised in the Brunswick *Times Record*, was called to order at 6:30 p.m. by John Papacosma, Chair. The Pledge of Allegiance was recited. Board members were introduced. Mr. Papacosma appointed Mr. Fuchs as a full voting member for this evening's meeting.

MINUTES OF APRIL 18, 2012

Mr. Papacosma stated that he had identified some minor typographical errors in the minutes and has already discussed those edits with town planner Carolyn Tukey.

**Mr. Papacosma moved seconded by Mr. Chipman to accept the minutes of April 18, 2012 as amended. Unanimous approval**

Mr. Papacosma reported on the site visit held on May 14, 2012 and attended by Ms. Tukey, Mr. Taylor, Ms. Levensailor, Mr. Standridge, and Mr. Papacosma.

OLD BUSINESS

No old business.

NEW BUSINESS

**12-05-01 Jerry Merrill, applicant, Jim MacAdam, owner, Map 25 Lot 45, 57 Garrison Cove Rd., Bailey Island – Jurisdiction**

Mr. Jerry Merrill described the proposal to demolish the existing structure and rebuild on the footprint. Mr. Merrill added that they were seeking to encroach into the set back six feet.

The planning board discussed setbacks, nonconformity, construction materials for the deck, septic, reduction in impermeable surfaces, and size of the porch. Mr. Taylor felt that any motion should be worded so that the code enforcement office would be able to exercise discretion in working with the applicant.

**Mr. Chipman moved seconded by Ms. Levensailor to remand jurisdiction to the codes enforcement office with the stipulation that there be no increase in nonconformity and no movement further east or west or toward the road.**

Four in favor (Ms. Levensailor, Mr. Fuchs, Mr. Papacosma, Mr. Chipman)

One opposed (Mr. Taylor)

**12-05-01 Harpswell Oceanic Center, applicant, Town of Harpswell, owner, Map 13 Lot 4, Mitchell Field – Site Plan Review sketch plan.**

Mr. Barney Baker, Baker Design Consultants, discuss utilization of existing buildings, visitors center, research and development, education, seafood production, site biography, building size, traffic circulation, parking, visual impact, buffering, impervious surface, landscaping, roadways, lighting, noise, odors, fire protection, water supply, wastewater disposal, overboard discharge, freshwater hydrants, projected freshwater usage, area zoning, number of employees, composting and septic system.

Mr. Jan B. S. Wiegman, Wright-Pierce, discuss purification of seawater, pumps, location of seawater pipes, permitting, site plan review, Department of Environmental Protection overboard discharge permit, and Army Corps of Engineers permit.

Mr. Papacosma, chair, opened the floor to members of the public who wish to comment on this agenda item.

Richard Nimrow asked how many people would be employed by the production facility.

Ms. Kathy Leonard stated due to the proximity of her house, she was concerned about noise. Ms. Leonard also asked for the reasoning behind the proposed circulation for tractor trailers delivering to the site.

Mr. Jim Henderson asked how much freshwater in gallons would be utilized in the facility.

Mr. Scott Rupert asked about the intended uses for the existing structures.

Ms. Mary Ann Naff asked about the plans for composting of waste seaweed and worms.

Ms. Levensailor stated that she felt it was a good plan. Specifically, Ms. Levensailor stated that she appreciated the educational component, reuse of existing buildings, and incorporation of public use of the waterfront.

The planning board discussed the corporate structure of the Harpswell Oceanic Center, the process as it impacts the Selectmen, vote at town meeting, permitting required, and financial capacity.

#### OTHER BUSINESS

Ms. Tukey reported on the current ordinance review status.

There being no further business before the Planning Board, **Mr. Chipman moved seconded by Mr. Papacosma to adjourn the Planning Board meeting at 8:06 pm.**

#### **Unanimous approval**

The Planning Board viewed the movie "Creating Open Space Through Conservation Subdivision Design" by Randall Arendt.

Minutes prepared by Recording Secretary Diane Plourde